

**APPROVED 9/16/10**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**ZONING BOARD OF APPEALS**

Meeting of the Zoning Board of Appeals held on Thursday, August 19, 2010 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:30 PM.

**MEMBERS PRESENT:**

Robert F. Hannon, Chairman  
Caren M. Genovese, Vice Chairman  
Donald F. Clark, Secretary  
Joseph P. Villano

**MEMBERS ABSENT:**

Joseph A. Cappucci  
Robert E. Martin, Alternate  
Mary Jane Mulligan, Alternate  
Cheryl A. Juniewicz, Alternate

**TOWN PERSONNEL:**

Alan A. Fredricksen, Land Use Administrator  
Arthur Hausman, Zoning Enforcement Officer

**OTHERS PRESENT:**

Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Hannon, Chairman, opened the meeting at 7:35 PM and introduced the members of the Board, the Town staff, the stenographer and clerk. He then explained that under the Connecticut State Statutes for an appeal request to be approved, the applicant needs a minimum of four (4) Board members to concur. Mr. Fredricksen, Land Use Administrator, stated that application #10-17, 6 Short Hill Road, and application #09-15, 48 Giles Avenue, are postponed to the September 16, 2010 meeting.

**PUBLIC HEARINGS:**

1. #09-15      Application of Locust Realty Associates, LLC, Owner and Applicant, relative to 48 Giles Avenue, (Map 28, Lot 13), Appeal of a Cease & Desist Order of the Zoning Enforcement Officer. IG-80 Zoning District.

This application is postponed to the September 16, 2010 meeting.

Mr. Clark read the call for the Public Hearing.

2. #10-15 Application of William D. Matthew, Applicant, William D. & Colette M. Matthew, Owners, relative to 200 Bayard Avenue, (Map 41, Lot 21), per Section 2.1.1.9, requesting a 15' front yard variance to allow a front yard setback of 35' where 50' is required. R-20 Zoning District.

Mr. William Matthew, owner, presented the application to enclose a breezeway between the house and the garage. He then submitted an updated site plan, photos and letters from neighbors in favor of this application, exhibits A – E. The existing structure and the lot are non-conforming. The Board asked questions and Mr. Matthew responded.

Mr. Hannon asked for public comment.

There being no public comment, the Public Hearing was closed.

3. #10-17 Application of Adam Goldstein, Applicant, Ellyn Kaufman, Owner, relative to 6 Short Hill Road, (Map 25, Lot 52), per Section 8.6.2.1, requesting a fence height variance of 3' to permit a 6' high fence in a front yard where 3' is permitted. R-12 Zoning District.

This application is postponed to the September 16, 2010 meeting.

#### **DELIBERATION SESSION:**

#### **PUBLIC HEARINGS:**

2. #10-15 Application of William D. Matthew, Applicant, William D. & Colette M. Matthew, Owners, relative to 200 Bayard Avenue.

Mrs. Genovese moved to approve the application; Mr. Clark seconded the motion. The Commission voted as follows:

Hannon – aye Clark – aye Genovese – aye Villano – aye

In approving the application the Board stated the following:

1. The variance request is not excessive.
2. The proposed addition is not to extend forward of the front face of the existing garage and is limited to the work shown on the submitted drawings dated August 19, 2010.
3. The hardship is that the lot is non-conforming.

**OTHER:** None

**CEASE AND DESIST ORDERS:**

Mr. Arthur Hausman, Zoning Enforcement Officer, discussed current violations with the Board.

1 Fallon Drive, Mr. Willis Miller - commercial vehicle in a residential zone violation.

Mr. Hausman sent Mr. Miller a Cease & Desist Order on August 10, 2010.

**MINUTES:**

July 15, 2010

A quorum could not be met; therefore, the minutes could not be approved.

**CORRESPONDENCE:** None

**ADJOURN:**

There being no further business, Mrs. Genovese moved to adjourn; Mr. Clark seconded the motion; the Board unanimously approved the motion. The meeting was adjourned at 7:50 PM.